

# INTEROFFICE MEMORANDUM

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TO:	Planning Commission Members
FROM:	Amy Blessinger, <i>Planner III</i> <i>Department of Planning and Growth Management</i>
SUBJECT:	Hughesville Village Zoning Text Amendment #17-145 and Zoning Map Amendment #17-55: Work Session Staff Report
DATE:	June 23, 2017

**Background:** On April 10, 2017, the Planning Commission held a public hearing on Hughesville Village Zoning Text Amendment #17-145 and Zoning Map Amendment #17-55. There were 9 speakers who testified at the hearing. The record was held open for 30 days, until May 10, 2017. Four written comments were received during the open record period.

**Discussion:** The purpose of the meeting this evening is to discuss the public comments received and revisions to the proposed zoning amendment recommended by staff and the consultant. Both the public comments and recommended revisions are summarized in the attached staff report. Also attached for your review are the following documents:

- **Document A: Hughesville Village Zoning Text Amendment #17-145.** This consists of proposed zoning text containing standards to implement the traditional village character and development pattern for Hughesville Village. *The attached Document A contains changes recommended by staff and the consultant.*
- **Document B: Hughesville Village Zoning Map Amendment #17-55.** This consists of proposed changes to re-map parcels in the Village to Hughesville Village Core (HVC), Hughesville Village Gateway (HVG), Hughesville Village Residential (HVR), and Hughesville Village Employment (HVE). *No changes have been made to this document since the public hearing.*
- **Document C: Charles County Architectural and Site Design Guidelines and Standards - Minor Revisions.** The intent of these minor revisions is to add the Hughesville Village Sub-Zones to the list of zones to which the county's architectural and site design standards apply. The recommended revisions also include other consistency updates. *No changes have been made to this document since the public hearing.*
- **Document D: Historic Preservation in Hughesville Village – draft text for a brochure.** While the proposed zoning is intended to encourage redevelopment, the county also desires to encourage preservation of Hughesville Village's numerous historic properties. The brochure is a supporting document to the zoning package which outlines the provisions in the proposed zoning that provide an incentive for property owners to preserve their historic structures. The brochure also contains a comprehensive listing of federal, state and county programs and funding sources that can be used to assist property owners in preserving historic structures. *No changes have been made to this document since the public hearing.*

The proposed Amendments and supporting documents and staff report are posted to BoardDocs at <http://www.boarddocs.com/md/chrlsco/Board.nsf/Public>. More information on the project can also be found on the County website at <http://www.charlescountymd.gov/pgm/planning/hughesville-village-revitalization-plan-and-implementation>.

**Recommendation:** Staff recommends the Planning Commission consider the public comments and recommended revisions to the proposed zoning text amendment; and that the Planning Commission forward the attached legislation and supporting documents to the County Commissioners with a recommendation to adopt.

Att: Staff Report to the Planning Commission  
Zoning Text Amendment #17-145  
Zoning Map Amendment #17-55  
Architectural and Site Design Standards revisions  
Historic preservation brochure text

Cc: Steven Ball, *AICP, LEED AP, Planning Director*  
Cathy Thompson, *Community Planning Program Manager*  
Kirby Blass, *Planner III*